

MEMORANDUM

TO: Directors of the Corporation

FROM: John F. Spencer

Chief Executive Officer

DATE: July 28, 2004

SUBJECT: New Jersey Schools Construction Corporation

June Progress Report

Introduction

June was yet another very busy month on many fronts at the NJ Schools Construction Corporation (SCC). The SCC awarded construction contracts in 6 districts during the month for combined construction cost estimates totaling \$55,116,100. There were also 5 architectural awards in June that will ultimately yield just under an estimated \$60 million in construction. Grant agreements with districts that receive less than 55% of their budget in state aid were executed for work on 85 schools across the state. The total project costs for these grants are expected to be \$182,860,036, with a state share in direct property tax relief anticipated to be worth \$70,748,192 of that total. SCC staff also participated in events in Manchester, Phillipsburg, Newark, Millville, Atlantic Highlands, Passaic and Jersey City.

City Demonstration Projects Ready for Final Approval

SCC OKs Major Community School Construction Plans To Revitalize Areas of Vineland, Trenton, East Orange, Union City, Camden and New Brunswick

School-based community development initiatives – which leverage state school construction funding to secure private investments and spur urban redevelopment with new housing and retail opportunities – moved a step closer to reality in June for Vineland, Trenton, East Orange, Camden, New Brunswick and Union City.

The Board of Directors of New Jersey Schools Construction Corporation (SCC) gave their final OK for these six "demonstration projects" to move forward. The demonstration projects are a critical part of the Governor's efforts to build a better New Jersey through improved education and revitalized communities. These initiatives are designed to revitalize neighborhoods through education and partnerships within local communities statewide as part of the SCC's school building program.

Through the school-based community development initiative, the school serves as a community anchor. State and city agencies work cooperatively to provide children with safe, modern classrooms while maximizing urban renewal efforts. Community design features – such as athletic venues, auditoriums and media centers accessible to students and residents alike – are key components of the program. The demonstration projects also serve as a catalyst for private investment to revitalize urban communities with new housing and retail opportunities.

SCC funds school construction components of the demonstration projects. The project team members are put together by the city, and all projects are subject to intense public input and planning by the school district, community and municipal representatives. A city-named redevelopment authority manages the demonstration project and enters into an agreement with a redeveloper – typically from the private sector – that is responsible for completing the project. Any contractors hired for the construction project are selected on a competitive basis. Throughout the process, SCC reviews all costs before any work is authorized and monitors the project to its completion.

SCC, Atlantic Highlands Educators Break Ground For Elementary School Expansion State Funding \$2.1 Million for Much-Needed Project



Construction kicked off in June for a \$6.3 million addition and renovations at Atlantic Highlands Elementary School. The milestone was marked by a groundbreaking ceremony



attended by school district officials, students, teachers, community supporters and New Jersey Schools Construction Corporation (SCC) representatives.

SCC is funding \$2.1 million for the project, with \$4.2 million coming from bonds that will provide much needed state-of-the-art upgrades for the

school built in the 1920s. The only other major renovation occurred in 1985 courtesy of a \$1.5 million referendum.

The expansion will benefit over 320 students who attend the Kindergarten-through-6th grade facility on First Avenue in this Monmouth County community. The 11,000-square-foot addition to the school will feature a new cafeteria, library/media center and a special education classroom. It also will include the school's first science classroom and an elevator to comply with the Americans with Disabilities Act. Renovations will include the overhaul of the original HVAC system and rehabilitation of classrooms for Kindergarten and pre-school disabled students and small-group instruction space.

SCC, Newark Educators Break Ground For New Central High School

State Fully Funding, Managing \$65 Million Project



Students, teachers and community supporters joined representatives of the Newark School District and New Jersey Schools Construction Corporation (SCC) in another groundbreaking ceremony to mark the start of construction of the new Newark Central High School that will provide state-of-the-art educational opportunities for over 1,200 students in 9th through 12th grades.

The \$65 million facility will replace old Central High School, which was built in 1911

and added to extensively over the years. At 259,640 square feet, the new Newark Central High School will be much larger than the old one and will be located in an area bounded by 17th Avenue, Boyd Street and 18th Avenue within the community it serves. The new school will be located in the heart of Newark's Hope VI development and the city's Central Ward, serving as an important center and resource for the community.



New Central High School Rendering



Students view the plans for the new high school

The new school will include a three-story academic wing and a school/community wing

with an auditorium, gym and media center. An atrium lobby will connect the wings. The school also will include a full clinic and child-care center, parking and recreational space.

The school will also be fully barrier free, meaning students and community esidents with physical limitations will be able to attend their neighborhood school or participate in community activities held at the school. The facility's environmental design features include

geothermal heating and cooling, an energy-recovery system for all continuously occupied spaces and day lighting for virtually all instruction areas. The new school is scheduled to open in the early 2006.

SCC, Phillipsburg Educators Break Ground For New Early Childhood Center

State Fully Funding, Managing \$18.7 Million Project



Students, teachers and community supporters joined representatives of the Phillipsburg



School District and SCC in a groundbreaking ceremony to mark the start of construction of an \$18.7 million Early Childhood Center. This project is Phillipsburg's first new school in over 25 years.

The 86,442-square-foot Phillipsburg Early Childhood Center will be constructed on an open, sloped 11-acre site on Center Street. The center will provide state-of-the-art educational opportunities for about 530 students – 3- and 4-year-olds and Kindergarten. It will include 31 classrooms, six group education classrooms. It also will feature a media center, cafetorium, gymnasium, indoor and outdoor play areas, a nurse's station, and support and

administrative areas. The facility, a one-story steel frame with concrete block and brick enclosure, will achieve Leadership in Energy and Environmental Design (LEED) certification by incorporating photovoltaic and ice storage systems. Recyclable materials will be used where possible. The school is scheduled to open in the fall of 2005.



Rendering of New Early Childhood Center

26 Honor Students on a 'Roll' At Grant Elementary School in Passaic

Receive Bicycles, Helmets for Making the Grades



Twenty-six honor roll students at Grant Elementary School #7 received bicycles and safety helmets as rewards for their achievements during a community event coordinated by SCC, which is funding and managing a \$6.3 million expansion of the city educational facility.



Project Officer Nick Carcich and school Principal Maria Garcia Kenney arranged the giveaway to recognize the academic status of the students – each also received Principal's Awards at the event – and to mark the progress of construction at the school at Summer Street and Myrtle Avenue. The project includes the addition of eight pre-Kindergarten classrooms, a new gym and cafeteria and renovations of the facility.

Ms. Kenney identified the students based on their academic performance. Carcich rounded up the bicycles, which Bike Land of Chatham generously reconditioned for free, and Bovis Lend Lease, the regional Project Management Firm, donated bicycle helmets.

Construction Update

Construction Starts

The SCC awarded 7 construction packages in 6 districts during the month of June for combined construction cost estimates totaling \$55,116,100. These awards will involve 12 schools in various districts including: New Pre K –8 school in Elizabeth with a contract award amount of approximately \$28 million, a new Early Childhood Center in Perth Amboy with a contract award amount of \$1.64 million, renovation work at 5 schools in Plainfield with contracts totaling over \$3.9 million and renovation work at 3 schools in Clark Township with a contract award amount of over \$1.1 million.

As of June 30, 2004, the SCC has entered into 397 construction contracts that total \$1,825,048,830.

Contractor Procurement

The SCC advertised 14 construction packages for 6 school districts in the month of June, which will impact 14 schools. (Exhibit B.)

Design bids were sought for 5 schools in 4 districts in June as well. (Exhibit C.)

Design update

In June the SCC awarded design consultant contracts in 5 districts for projects with construction cost estimates totaling \$58.9 million dollars.

As of June 30, 2004, the SCC has entered into 248 design contracts with a total value of \$300,706,086, as well as assumed an additional 73 architectural assignments that totaled \$94,972,654.

Predevelopment & Land Acquisition

At the June Board meeting, the directors granted contingent approval for land acquisition to take place for several projects. One such approval was for a 1.7-acre tract of land in

Jersey City to allow for the construction of that district's Early Childhood Center #5. The new school will be a 43,246 gross square-foot facility that will serve 294 students ages 3 to 4 years old. Another acquisition contingently approved at the Board's June meeting was for 1.33 acres also in Jersey City. This property will similarly be used for the and early childhood center serving 3 and 4 year olds. The overall project involves a 42,000-square-foot facility for 300 students. The Directors also contingently approved

acquisition of the Alexander Hamilton Academy in the City of Paterson for a K-5 school. The property is on .785 acres and is 46,797 square feet will serve of 513 students.

As of June 30, 2004, the SCC has entered into 753 site acquisition contracts for appraisals, site evaluations, environmental investigations, title services and actual acquisitions totaling \$179,702,780.

School District Grants

The SCC executed 92 Section 15 grants with 41 districts that receive less than 55% of their funding in state aid. The total project costs for these grants are expected to be \$182,860,036, with a state share anticipated to be worth \$70,748,192 of that total.

Several districts received multiple grant awards in June. Bayonne in Hudson County will receive 9 grants for projects at their schools. The total projects costs are expected to be \$21,037,773, with a state share of \$8,415,110. The Paramus school district in Bergen County will receive \$13,827,009 toward through 9 grants for projects, worth \$37,200,000. Burlington Township in Burlington County will receive 3 grants for their schools with total project costs of \$37,186,841, of which the state will pay \$15,637,991.

As of June 30, 2004, the SCC has executed 1,510 Section 15 grant agreements with districts that receive less than 55% of their budget in state aid for total project amounts of \$4,976,655,810, for which the state share totaled \$1,537,446,021. In 2004 alone, 126 districts in 19 counties have entered agreements to receive \$268,268,560 in direct property tax relief as the state share for projects that totaled \$880,067,588.

Office of Diversity and Emerging Business Markets

The Office of Diversity distributed another issue of its *Diversity Digest* in June. The latest issue features accomplishments of the Surety Bonding Program that was established to assist small businesses in accessing the necessary capital the need to compete for school construction work. The program has enrolled 80 contractors since was begun in the Fall of 2003. 16 contractors have received confirmed bonding commitments totaling \$15.8 million through the program.

Among other articles, the June *Diversity Digest* also highlights a background article on Johnson Jones Architects, a brief interview with Assemblyman Joe Vas and a spotlight on East Orange.

Conferences/Presentations

Whiting Elementary School Beam Signing Ceremony, 6/01/2004, Whiting

Millville Community Forum, 6/07/2004, Millville

New Jersey Business & Industry Association 44th Annual New Good Neighbor Awards Luncheon, 6/08/2004, Woodbridge

Stockton Geothermal Project – Green Building Workshop, 6/09/2004, Kean University

Long Branch Middle School Beam Raising Ceremony, 6/09/2004, Long Branch

Joint Committee on the Public Schools Subcommittee on Schools Facilities & Construction, 6/09/2004, Newark

ACE NJ Scholarship Breakfast, 6/10/2004, Newark

NJ Institute for Social Justice Newark/Essex Construction Careers Program, 6/10/2004, Newark

Hispanic Chamber of Commerce, 6/15/2004, Newark

Presentation to Camden Board of Education, 6/16/2004, Camden

Paterson Community Meeting, 6/21/2004, Paterson

Jersey City Community Meeting, 6/23/2004, Jersey City

Bicycle Presentation to Grant E.S. Honor Roll Students, 6/23/2004, Passaic

East Orange Schools Construction Program Facilities Advisory Committee, 6/24/2004, East Orange

Faith Based Resource Expo, 6/25/2004, Atlantic City

Jersey City Community Meeting, 6/30/2004, Jersey City

John F. Spencer	

Prepared by: George Strachan

Attachments

<u>District</u>	<u>Schools</u>	Description of Work	Contract Award	Notice to Proceed	
		This posturation to include altertancing and			
Paterson	New Elementary School	This contract is to include site fencing and security, utility disconnections, abatement work, soil remedi-	\$983,000.00	6/10/2004	
		ation, site improvements and demolition. This contract requires SBE Sub-contractors for Asbestos s			
		Abatement and Demolition (Catorgory 4 or 5) Said Sub-contractors to be named in Price Proposal			
		Form PP-3.			
	Perth Amboy ECC	Abatement and demolition of existing 120,000 sf.			
Perth Amboy	II	structure, site preparation.	\$1,642,000.00	6/10/2004	
	New EC ES (85K	New construction of an Early Childhood Center being			
Phillipsburg SF	SF)	approximately 86,400 Sq. Ft. Project to include site development, and core facility including Cafetorium,	\$19,340,000.00	6/10/2004	
		Gymnasium, Media Center, Classrooms and Administrative space. Medical Clinic is an allowance.			
Plainfield	Plainfield H.S.	Roof replacement, Window & Door replacement, HVAC, Plumbing, Electric, Bioler replacement,	\$3,900,200.00	6/10/2004	
1 iaiiiiieiu	Charles H Stillman E.S.	Carpentry & Painting.	ψ0,300,200.00	0/10/2004	
	Hubbard M.S.				
	Evergreen E.S.				
	Maxson M.S.				
		Removal and replacement of concrete curbs and			
Plainfield	Hubbard M.S.	sidewalks at Evergreen Elementary and Hubbard	\$125,000.00	6/14/2004	
	Evergreen E.S.	Midle Schools.	, , , , , ,		
Elizabeth	New pre K-8 #30 (- x06)	Demolish existing site and construct a new Pre K-8 school (approx. 120,000 SF).	\$27,987,000.00	6/18/2004	
Clark	Carl H. Kumpf M.S.	Roof replacement at Johnson, Kumpf, & Valley Road Schools.	\$1,138,900.00	6/29/2004	
	Arthur L. Johnson H.S.		. , ::,5:::3		
	Valley Road E.S.				

Construction Bid Advertising and Bid Due Dates as of July 30, 2004

ES-0013-C01	East	New Auditorium Addition	1	06/18/04	06/23/04	07/08/04
RB1	Orange					
HU-0004-P01	Union City	Demolition of Existing	1	06/23/04	06/28/04	07/23/04
		Schlem Building				
HU-0018-C01	Irvington	Additional H&S Issues	1	06/23/04	06/28/04	07/16/04
HU-0018-C02	Irvington	Additional H&S Issues	1	06/24/04	06/28/04	07/16/04
HU-0018-P01	Irvington	Additional H&S Issues	1	06/24/04	06/28/04	07/16/04
ES-0022-P01	Irvington	Early Site/Demo Package	1	06/24/04	06/29/04	07/20/04
ES-0022-C01	Irvington	Early Site/Demo Package	1	06/24/04	06/29/04	07/20/04
ES-0022-C02	Irvington	Early Site/Demo Package	1	06/24/04	06/29/04	07/20/04
ST-0002-C02	Gloucester	Parking & TCU Removal	1	06/24/04	06/30/04	07/21/04
ES-0002-C02	East	Site Improvement for	1	06/25/04	06/30/04	07/23/04
	Orange	Langston Hughes ES				
CA-0004-P01	Camden	HB Wilson ES Site	1	06/25/04	06/30/04	07/29/04
		Demolition				
HU-0001-C02	Harrison	New Harrison HS & Athletic	1	6/30/04	7/6/04	8/13/04
		Fields Sitework				
HU-0001-C03	Harrison	New Harrison HS & Athletic	1	6/30/04	7/6/04	8/13/04
		Fields Fencing				
Hu-0001-C04	Harrison	New Harrison HS & Athletic	1	6/30/04	7/6/04	8/13/04
		Fields				

Design Bid Advertising and Bid Due Dates as of July 30, 2004

Package #	District	Description of	# of	Advertise	Advertised	Form 200
		Work	Schools	d	Newspaper	Due Date
				Web Date	Date	
EL-0035-	Elizabeth	School #22	1	6/7/04	6/10/04	6/18/04
A01						
ET-0039-	Perth	Perth Amboy	1	06/11/04	N/A	N/A
A01	Amboy	High School				
NT-0033-	Hoboken	New High	1	06/16/04	06/22/04	06/25/04
A01		School and				
		Athletic Fields				
NT-0034-	Hoboken	New	1	06/16/04	06/22/04	06/25/04
A01		Elementary				
		School				
HU-0019-	West NY	Additions &	1	06/28/04	07/01/04	N/A
A01		Renovations				
		to PS No. 1				

Construction Bid Advertising and Bid Due Dates as of July 30, 2004

Dooks as #	District	Decement on at Wards	# of	Advertised	Advertised	Bid Due
Package #	District	Description of Work	School s	Web Date	Newspaper Date	Date
ES-0013-C01 RB1	East Orange	New Auditorium Addition	1	06/18/04	06/23/04	07/08/04
HU-0004-P01	Union City	Demolition of Existing Schlem Building	1	06/23/04	06/28/04	07/23/04
HU-0018-C01	Irvington	Additional H&S Issues	1	06/23/04	06/28/04	07/16/04
HU-0018-C02	Irvington	Additional H&S Issues	1	06/24/04	06/28/04	07/16/04
HU-0018-P01	Irvington	Additional H&S Issues	1	06/24/04	06/28/04	07/16/04
ES-0022-P01	Irvington	Early Site/Demo Package	1	06/24/04	06/29/04	07/20/04
ES-0022-C01	Irvington	Early Site/Demo Package	1	06/24/04	06/29/04	07/20/04
ES-0022-C02	Irvington	Early Site/Demo Package	1	06/24/04	06/29/04	07/20/04
ST-0002-C02	Gloucester	Parking & TCU Removal	1	06/24/04	06/30/04	07/21/04
ES-0002-C02	East Orange	Site Improvement for Langston Hughes ES	1	06/25/04	06/30/04	07/23/04
CA-0004-P01	Camden	HB Wilson ES Site Demolition	1	06/25/04	06/30/04	07/29/04
HU-0001-C02	Harrison	New Harrison HS & Athletic Fields Sitework	1	6/30/04	7/6/04	8/13/04
HU-0001-C03	Harrison	New Harrison HS & Athletic Fields Fencing	1	6/30/04	7/6/04	8/13/04
Hu-0001-C04	Harrison	New Harrison HS & Athletic Fields	1	6/30/04	7/6/04	8/13/04